

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 11/06/2018

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 940 Nokomis Road, Lancaster, TX 75146

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2005 and recorded 09/07/2005 in Book 2005176 Page 04340 Document 3502030, real property records of Dallas County, Texas, with Adonell Lawrence, a single person, grantor(s) and FREMONT INVESTMENT & LOAN, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Adonell Lawrence, a single person, securing the payment of the indebtedness in the original principal amount of \$143,835.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-D is the current mortgagee of the note and deed of trust or contract lien.

FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 SEP 27 PM 2:37

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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Situated in the State of Texas and County of Dallas and being a part of Tract No. 1 as conveyed to Ellen Bain from Ellis W. Strain as described in Deed recorded in Volume 76242, Page 1602, of the Deed Records of Dallas County, Texas, and being a part of the JAMES MCMILLAN SURVEY, ABSTRACT NO.987, and being more particularly described as follows:

BEGINNING at an iron rod in the East line of Nokomis Road, said point being North 30 deg. 10 min. West 318 feet from the intersection of the East line of said Nokomis Road with the South line of said survey;

THENCE North 30 deg. 10 min. West, along the East line of said Nokomis Road, 297.0 feet to an iron rod for corner in the North line of said Tract No. 1;

THENCE North 59 deg. 50 min. East, along the North line of said Tract No. 1, 330.0 feet to the Northeast corner of said Tract No. 1;

THENCE South 30 deg. 10 min. East, along the east line of said Tract No. 1, 297.0 feet to an iron rod for corner;

THENCE South 59 deg. 50 min. West, parallel with the south line of said survey, 330.0 feet to the PLACE OF BEGINNING and containing 2.25 acres of land, more or less.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

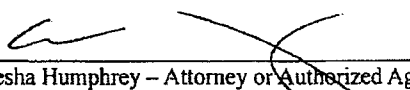
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

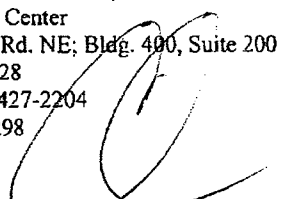
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: September 25, 2018



Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



CARL NIENDORF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL,
WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman -
Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas
County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE

Pursuant to the terms of a Deed of Trust dated August 31, 2017 by Better Way Acquisitions, LLC, a Texas Limited Liability Company, (Grantor) executed by Alejandra Pacheco as sole Member of Better Way Acquisitions, LLC and payable to Lender, NSA Partners, Ltd. ("Deed of Trust"):

Dated: August 31, 2017

Grantor: Better Way Acquisitions, LLC, a Texas Limited Liability Company ("Grantor")

Original Trustee: Robert A. Miller, Jr.

Lender: NSA Partners, Ltd., a Texas Limited Partnership

Recorded in: The Real property records of Dallas County, Texas as Instrument number 201700252828.

Legal Description: The Real Property recorded in the Real Property Records of Dallas County, Texas as being part of Lots 15 and 16, in Block 5, of the Second Installment of University Hills, an addition to the Map or Plat thereof recorded in Volume 381, Page 1247, of the Map records of Dallas County, Texas and conveyed to Better Way Acquisitions, LLC by Deed recorded in Instrument No. 2001500161413, Deed Records, Dallas County, Texas. A complete legal description is attached hereto as Exhibit "A".

Secures: That Certain Promissory note ("Note") in the original principal amount of \$390,000.00, executed Alejandra Pacheco, a sole Member of Better Way Acquisitions, LLC ("Borrower") and payable to the order of Lender.

Substitute Trustee: Michael R. Rake

Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065

2017 OCT -2 . PM 3:12
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
FILED

Foreclosure Sale:

Date: Tuesday, November 6, 2018.

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NSA Partners, Ltd., a Texas Limited Partnership's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, NSA Partners, Ltd., a Texas Limited Partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of NSA Partners, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NSA Partners, Ltd., a Texas Limited Partnership's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If NSA Partners, Ltd., a Texas Limited Partnership passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by NSA Partners, Ltd., a Texas Limited Partnership. Prospective bidders are strongly urged to examine the

applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 2nd of October, 2018.



Michael R. Rake, Attorney at Law
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Lake Dallas, TX 75065
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E-mail: mrake1@mrakeattorney.com